

**616 Park Ridge Close
Camrose, Alberta**

MLS # A2280430



\$659,900

Division:	Parkridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,608 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.48 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Basement Fridge/Freezer, Playshed, Shed

Parkridge is Calling! Have a look at this beautiful, fully finished Bungalow with a fantastic location. Situated on almost half an acre at the end of a cul de sac AND backing a green space! Over 1600 sqft plus a cozy sunroom that gives view across your private, maturely landscaped backyard - makes for the perfect backdrop for you and your family. Vaulted ceilings, hardwood/tile floors, open concept design, main floor laundry and more. This great floor plan sees 2 dedicated main floor bedrooms and a room at the front with closet that can easily act as a 3rd or use as a home office. Excellent entertaining space anchored by a huge kitchen with white cabinetry, corner pantry and eating bar plus a nice dining area that you can expand for family occasions. Retire to the spacious living room with vaulted ceilings and a tall window with a soaring view to the yard. Conveniently located off this space is the primary bedroom with the same views, a walk in closet, private 4pc bath with large tub and walk-in tile shower - as an added bonus the laundry room is right outside the door. Heading downstairs you'll enjoy the fully finished space with 2 bedrooms, a 3pc bath, 2 family room areas and a flex space with a bank of cabinets, Fridge and sink plus lots of dedicated storage. Comes with a nice double garage with epoxy flooring and RV space that could be expanded into the yard for larger units. The yard... incredible... mature landscaping with a mix of trees and shrubs, fully fenced and no neighbours behind you; there's even a cute 8x10 play shed and a newer 12x16 Shed with Overhead door and power - a great workshop or seasonal storage. There is so much to love about this place and with quick possession available it is ready and waiting for you to call it home.